

APN: 1318-24-404-018
RECORDING REQUESTED BY
And When Recorded Mail To:

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

100364018



Trustee Sale No. 1281301-11 Space Above This Line For Recorder's Use
The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

NOTICE OF TRUSTEE'S SALE

TRA: LOAN NO: XXXXXX7132
REF: SERPA, JOHN UNVER

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **October 24, 2006**. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **March 30, 2011**, at 1:00pm, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **October 31, 2006**, as Inst. No. **0687634**, in book **1006**, page **11330**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:
JOHN SERPA, UNMARRIED MAN

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK:

**AT THE DOUGLAS COUNTY COURTHOUSE,
1625 8TH STREET
MINDEN NEVADA**

all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 13, NORTH, RANGE 18 EAST, M.D.B. & M; THENCE FROM SAID POINT OF COMMENCEMENT MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.



NOTICE OF TRUSTEE'S SALE

Loan: XXXXXX7132
T.S. No: 1281301-11

The street address and other common designation, if any, of the real property described above is purported to be:

**192 HUBBARD DRIVE
STATELINE NV 89449**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$1,365,517.34**

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

FOR SALES INFORMATION: Mon – Fri 9:00am to 4:00pm (619)590-1221
**CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004**

Dated: February 24, 2011

CAL-WESTERN RECONVEYANCE CORPORATION

By:

Rhonda Rorie
Authorized Signature

Rhonda Rorie, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

On 2/25/11 before me, C. Hoy,
a Notary Public, personally appeared Rhonda Rorie, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF
PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
Signature *C. Hoy*
C. Hoy





TS#1281301

**Exhibit A
LEGAL DESCRIPTION**

Commencing at the Quarter section corner common to Sections 24 and 25, Township 13, North, Range 18 East, M.D.B. & M.; thence from said point of commencement North 0°03'36" East 1,301.52 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 24; thence North 89°01'52" West along the Northerly line of said Southeast Quarter, 409.52 feet to the POINT OF BEGINNING; South 0°03'36" West 261.75 feet; thence South 82°03'39" West 255.63 feet; thence North 6°39'41" East 153.50 feet; thence North 49°59'02", East 226.51 feet to a point on the Northerly line of said Southeast Quarter; thence South 89°01'52" East along said line 62.18 feet to the POINT OF BEGINNING.

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

Guarantee No: G-4205-36528

stewart
title guaranty company